

REQUEST FOR COUNCIL ACTION

MEETING
DATE: 01-06-03

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AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-5
ITEM DESCRIPTION: Final Plat #02-63 to be known as 19 th Street Business Park by 19 th Street Business Park, LLC. The Plat proposes to subdivide approximately 4.40 acres into 3 lots for commercial development. The property is located along the south side of 19 th Street NW, east of West Circle Drive and west of Rochester Athletic Club.		PREPARED BY: Theresa Fogarty, Planner

January 2, 2003

Planning Department Review:

See attached staff report dated January 2, 2003, recommending approval subject to the following modifications / conditions:

1. *The applicant shall coordinate with the Planning Department – Addressing Staff, the roadway naming of the private roadway within this plat, at the time of addressing to prevent duplication of roadway designation within this postal area.*

Council Action Needed:

1. *A resolution approving the plat can be adopted.*

Attachment:

1. Staff Report dated January 2, 2003.

Distribution:

1. City Administrator
2. City Clerk
3. City Attorney
4. Planning Department File
5. Planning Department, GIS Division
6. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, January 6, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
7. GGG Engineering

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

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19TH STREET BUSINESS PARK

LOT 15, BLOCK 1
REPLAT OF A PART OF LOT 5 & ALL OF LOT 6, BLOCK 1, HENDRICK'S SUBDIVISION

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and plotted the property described on this plat as 19TH STREET BUSINESS PARK; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in MS 505.02, Subd 1, or public highways to be designated other than as shown.

Geoffrey G. Griffin, L.S.
Minnesota License Number 21940

State of Minnesota
County of _____
The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this _____ day of _____ 2003.

Notary Public, _____ County, Minnesota

My commission expires: _____

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this _____ day of _____ 2003.

Olmeted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this _____ day of _____ 2003.

DOCUMENT NUMBER _____

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this _____ day of _____ 2003, at _____ o'clock _____ M., and was duly recorded in the Olmeted County records.

Director of Property Records & Licensing

Deputy

CITY APPROVAL

State of Minnesota
County of Olmeted
City of Rochester

I, Judy K. Scherr, in and for the City of Rochester, do hereby certify that on the _____ day of _____ 2003, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed by name and affixed the seal of said City of Rochester this _____ day of _____ 2003.

Judy K. Scherr, City Clerk

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That 19th Street Business Park, LLC, a Minnesota limited liability company, owner and proprietor of the following described property in the City of Rochester, State of Minnesota, to wit:

Beginning at the Northwest corner of the Northeast Quarter of Southwest Quarter of Section 28, Township 107, Range 14, Olmeted County, Minnesota; thence southerly, along the West line of said Northeast Quarter of Southwest Quarter, a distance of 422.30 feet; thence easterly, parallel with the North line of said Northeast Quarter of Southwest Quarter, a distance of 867.70 feet; thence northerly, a distance of 422.30 feet to said North line and a point 874.00 feet easterly of the Northwest corner of said Northeast Quarter of Southwest Quarter; thence westerly, along the North line of said Northeast Quarter of Southwest Quarter, a distance of 874.00 feet to the point of beginning; EXCEPTING therefrom the northerly 50.00 feet and the westerly 155.00 feet thereof, containing 4.48 acres, more or less.

Have caused the same to be surveyed and plotted as 19TH STREET BUSINESS PARK and do hereby donate and dedicate to the public use forever the easements as shown on this plat.

In witness whereof said 19th Street Business Park, LLC has caused these presents to be signed by its proper officers this _____ day of _____ 2003.

Larry L. Corbin - President

State of Minnesota
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____ 2003, by Larry L. Corbin, President of 19th Street Business Park, LLC.

Notary Public, _____ County, Minnesota

My commission expires: _____

KNOW ALL MEN BY THESE PRESENTS: That US Bank National Association, holder of a mortgage on the above described property hereby consents to the plat described herein including the dedication and donation to the public use forever the easements as shown on this plat.

US Bank NATIONAL ASSOCIATION

By _____ Title: Vice President

Michelle L. Martin

By _____ Title: Assistant Vice President

Allen M. Schmidt

State of Minnesota
County of _____

On _____ 2003, before me, a Notary Public within and for said County, personally appeared Michelle L. Martin to me personally known, who, being by me duly sworn did say that he/she is Vice President of US Bank National Association, and that said instrument was signed on behalf of US Bank National Association, and acknowledged said instrument to be the free act and deed of said Association.

State of Minnesota
County of _____
Notary Public

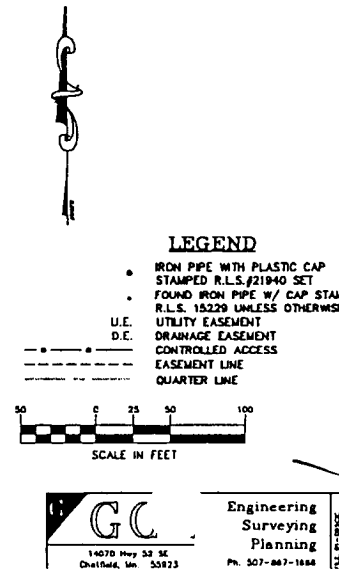
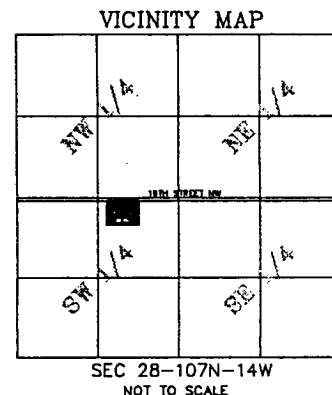
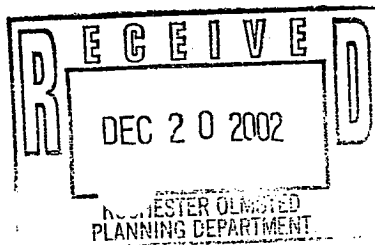
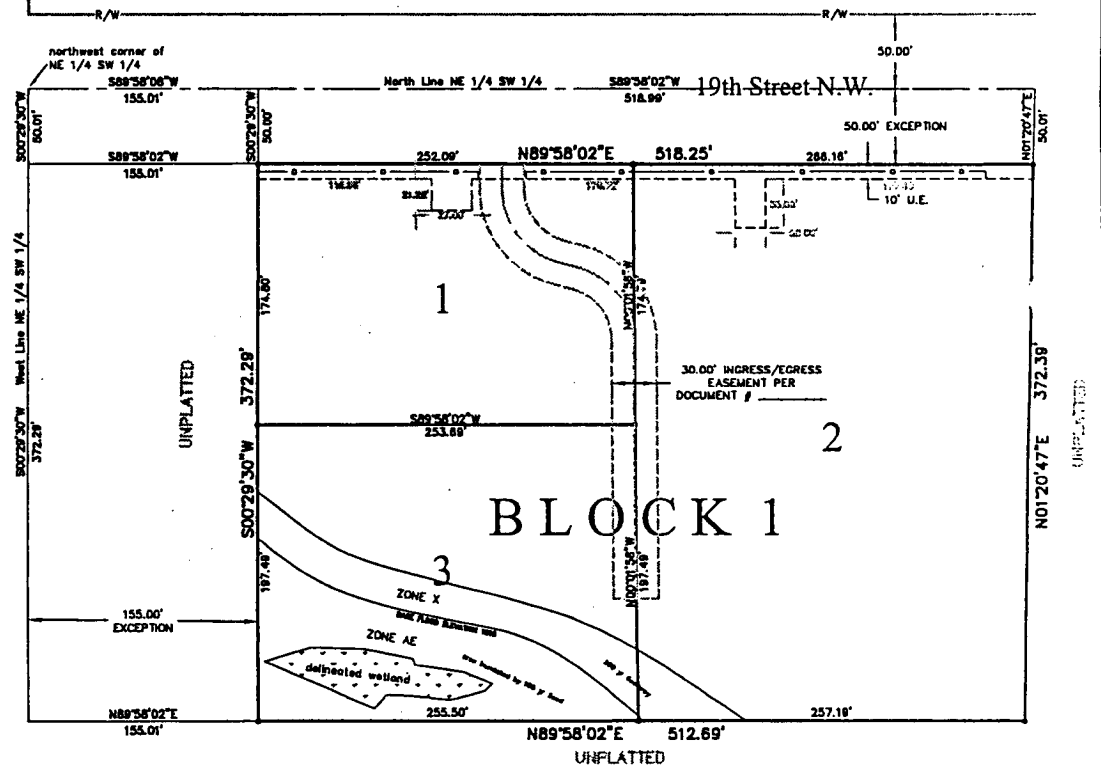
On _____ 2003, before me, a Notary Public within and for said County, personally appeared Allen M. Schmidt to me personally known, who, being by me duly sworn did say that he/she is Assistant Vice President of US Bank National Association, and that said instrument was signed on behalf of US Bank National Association, and acknowledged said instrument to be the free act and deed of said Association.

State of Minnesota
County of _____
Notary Public

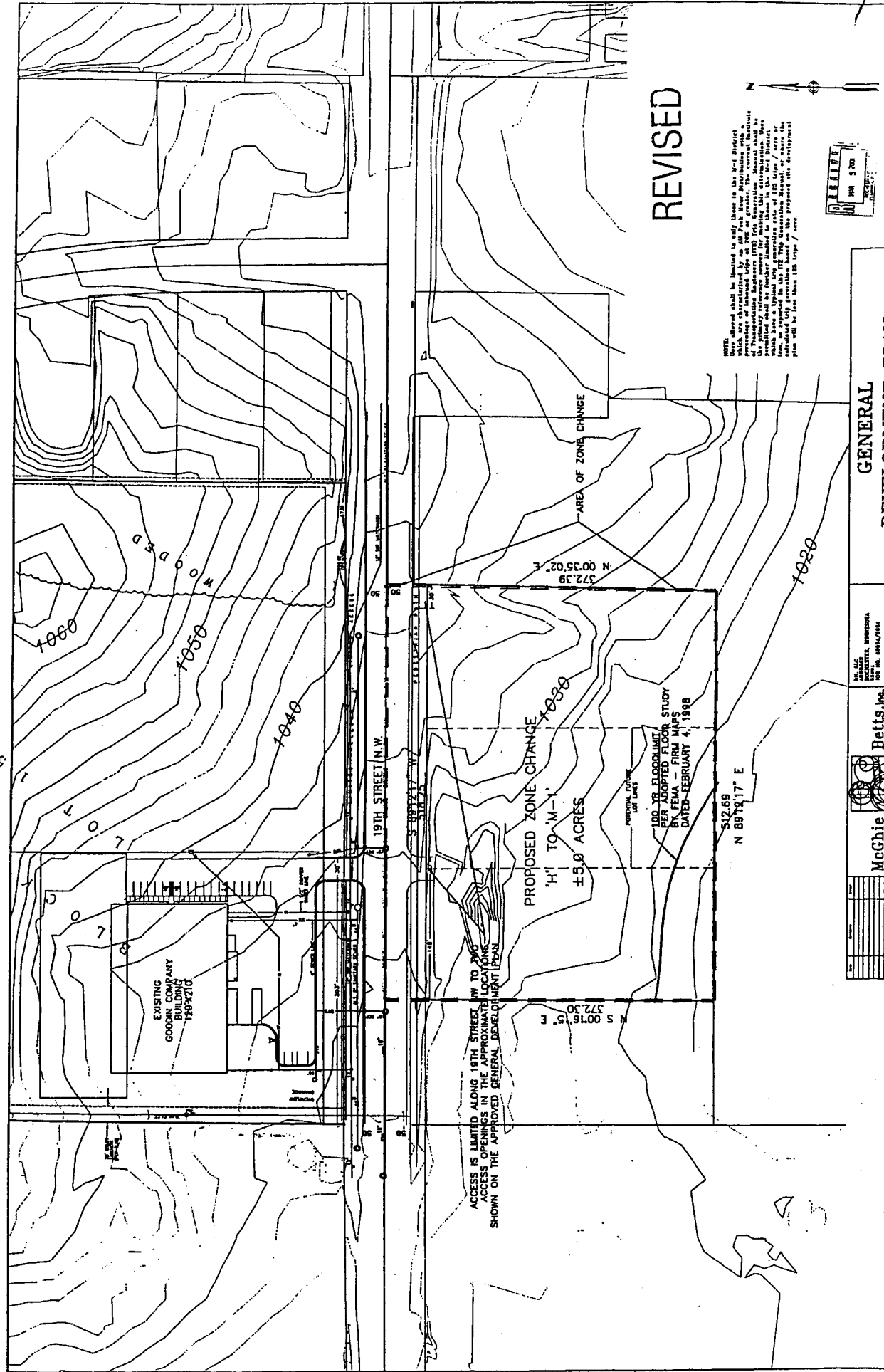
BEARINGS
ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 28, TOWNSHIP 107 NORTH, RANGE 14 WEST WHICH IS ASSUMED TO BEAR N89°58'02"E.

CONTROLLED ACCESS DEFINED
INGRESS AND EGRESS TO, FROM OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

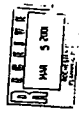
UTILITY EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

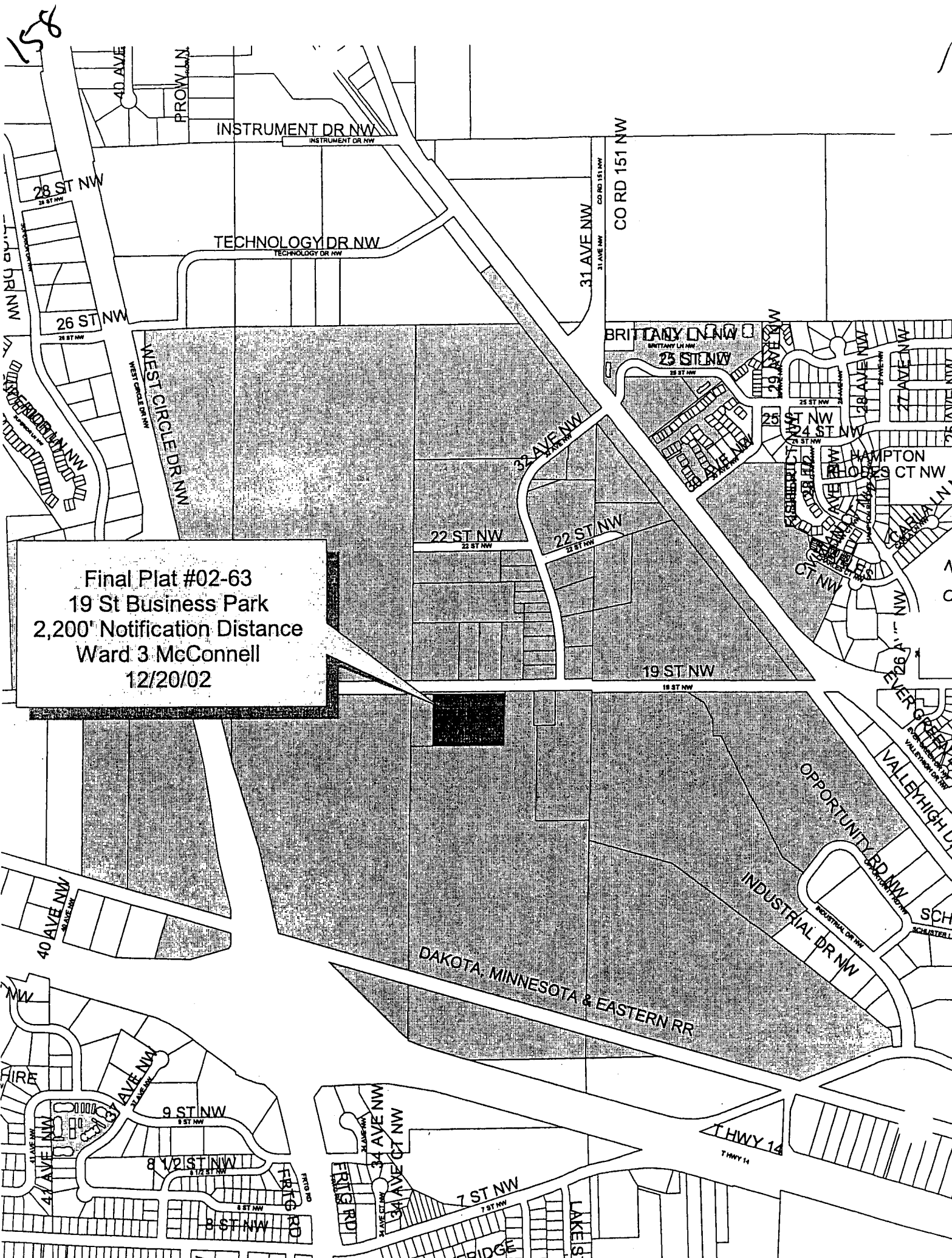


GDP

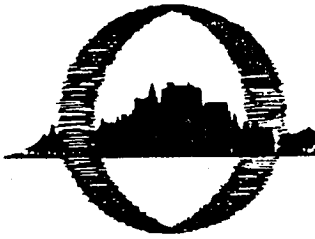


NOTES:
 1. This map shall be limited to only those in the M-1 District which are designated by an M-1 District Map.
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 10. The map shall be limited to only those in the M-1 District which are designated by an M-1 District Map.





Final Plat #02-63
19 St Business Park
2,200' Notification Distance
Ward 3 McConnell
12/20/02



ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning



TO: Rochester Common Council

FROM: Theresa Fogarty, Planner

DATE: January 2, 2003

RE: Final Plat #02-63 to be known as 19th Street Business Park by 19th Street Business Park, LLC. The Plat proposes to subdivide approximately 4.40 acres into 3 lots for commercial development. The property is located along the south side of 19th Street NW, east of West Circle Drive and west of Rochester Athletic Club.

Planning Department Review:

Applicant/Owner:

19th Street Business Park, LLC
3131 East River Road NE
Rochester, MN 55906

Surveyors/Engineers:

GGG Engineering
14070 Highway 52 SE
Chatfield, MN 55923

Referral Comments:

1. Rochester Public Works Department
2. Rochester Public Utilities – Water Division
3. Planning Department – Addressing

Report Attachments:

1. Referral Comments (3 Letters)
2. Copy of Final Plat
3. Location Map
4. Approved General Development Plan

Plat Data:

Location of Property:

This plat is located along the south side of 19th Street NW, east of West Circle Drive and west of the Rochester Athletic Club.

Zoning:

The property is zoned M-1 (Mixed Commercial Industrial) district on the City of Rochester Zoning Map.

Proposed Development:

The Plat proposes to subdivide approximately 4.40 acres into 3 lots for commercial development.



Roadways:

There are no new roadways being dedicated with this plat.

The private roadway within this plat may need to be given a designation at the time of addressing to better enhance addressing of the plat. The developer shall coordinate the roadway naming with GIS staff to prevent the duplication of designation within this postal area, and so Emergency Responders can be kept informed.

Pedestrian Facilities:

There is an existing pedestrian path along 19th Street NW. A City-Owner Contract has been executed and addresses the owner's obligations toward the pedestrian path.

Wetlands:

Minnesota Statutes now require that all developments be reviewed for the presence of wetlands or hydric soils. The issue of wetlands were addressed through the Site Development Plan review process and all wetland issues have been satisfied, as reported by Planning Department Wetland staff.

Drainage:

Grading and drainage plans for the development of each lot will be determined at the time of Site Plan Development Review.

Public Utilities:

A City-Owner Contract has been executed for the extension of public sanitary sewer and watermain to serve this property.

Stormwater Management is required and will be addressed through the Site Development Plan application review for individual lot development.

Grading Plan approval will be required at the time of individual lot development, if grading will involve movement of more than 50 cubic yards of material.

Final utility plans for Lots 1 and 3, Block 1 have been approved. There are currently no approved plans to serve Lot 3, Block 1.

Spillover Parking:

Parking for the development of each lot will be determined at the time of Site Plan Development Review.

Parkland Dedication:

The property will not be used for residential development, therefore there are no parkland dedication requirements.

General Development:

This property is located within the approved B & N Properties General Development.

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Final Plat #02-63
19th Street Business Park
January 2, 2003

Preliminary Plat:

According to Section 61.221 of the Land Development Manual "A subdivision in which all proposed lots front on a platted or dedicated street right-of-way and no major changes to the right-of-way are proposed may be exempted from the requirements of this paragraph (Land Subdivision Permit).

Planning Staff Review and Recommendation:

The Planning Staff has reviewed the submitted final plat in accordance with the Rochester Zoning Ordinance and Land Development Manual, Section 61.225 and would recommend approval subject to the following conditions:

1. *The applicant shall coordinate with the Planning Department – Addressing Staff, the roadway naming of the private roadway within this plat, at the time of addressing to prevent duplication of roadway designation within this postal area.*

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 12/30/02

The Department of Public Works has reviewed the application for Final Plat #02-63, for 19th St Business Park. The following are Public Works comments on this request:

1. A City-Owner Contract has been executed for the extension of public sanitary sewer & watermain to serve this property.
 2. Stormwater Management is required and will be addressed through SDP application review for individual lot development.
 3. Grading plan approval will be required at the time of individual lot development, if grading will involve movement of more than 50 cu.yds of material
- ❖ Development related charges for this property have been included in the City-Owner Contract J5052, with the exception of Storm Water Management Charges applicable to the development of Lots 1 & 3. Storm Water Management Charges for these lots will be addressed through Site Development Plan application review, at the time of individual lot development.



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December 24, 2002

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Final Plat #02-63 by 19th Street Business Park, LLC to be known as 19th Street Business Park.

Dear Ms. Garness:

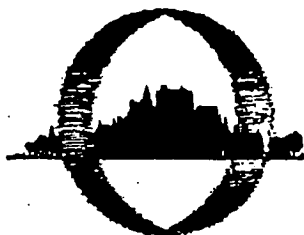
Our review of the referenced final plat is complete and we have no objections. The final utility plans for Lots 1 and 2, Block 1 have been approved. There currently are no approved plans to serve Lot 3, Block 1.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention



COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: December 26, 2002

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC:

RE: 19TH STREET BUSINESS PARK

A review of the final plat has turned up the following ADDRESS or ROADWAY related issues:

1. Upon review of 19TH STREET BUSINESS PARK the GIS / Addressing staff has found no issues to bring forth at this time.
2. The private roadway in this plat may need to be given a designation at the time of addressing to better enhance addressing of the plat. Coordinate the roadway naming with our staff so duplication of designation doesn't occur in this postal area, and so we can keep Emergency Responders informed.